



MITIGATED NEGATIVE DECLARATION

TO: Office of Planning & Research
 P. O. Box 3044
 Sacramento, California 95812-3044

FROM: San Joaquin County
 Community Development Department
 1810 East Hazelton Avenue
 Stockton, California 95205

County Clerk, County of San Joaquin

PROJECT TITLE: Use Permit No. PA-2100022

PROJECT LOCATION: The project site is located on the north side of E. Armstrong Rd., 680 feet east of N. Pearson Rd., Lodi, San Joaquin County. (APN/Address: 058-110-44, -45, & -46 / 3725 E. Armstrong Rd., Lodi) (Supervisorial District: 4)

PROJECT DESCRIPTION: A Use Permit application to establish a small winery and brewery to be constructed in 2 phases over 5 years. Phase 1 includes the construction of a 4,000-square-foot wine production and brewery building; and a 3,000-square-foot tasting room for wine and beer, with outdoor seating area. Phase 2 includes the construction of a 4,000-square-foot multipurpose building; and a 4,000-square-foot production building. Private services will be provided onsite for water, sewer, and storm water retention. Production wastewater as a result of the winery and brewery operations will be stored in above-ground holding tanks and hauled off-site on an annual basis. The applicant proposes an alternative surfacing material for the driveway, maneuvering areas, and parking areas. The existing single family home and agriculture structures will be demolished as part of Phase 1. (Use Types: Wineries & Wine Cellars – Winery, Small; Agricultural Processing – Food Manufacturing).

Proposed events per calendar year are as follows: a maximum of 12 marketing events with up to 120 attendees per event, a maximum of 60 small scale accessory events with up to 80 attendees, and 4 wine release events with up to 120 attendees at any given time. Amplified music is not proposed for any events.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

PROPONENT: Jatinder Dhillon / 40FORTY, LLC

This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: November 10, 2021

Contact Person:

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